Charity registration number 207042 (England and Wales)

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs. F. Evans MBE (Chair) Mr. T. Machisa (Treasurer) Dr. N. Ineson (Deputy Chair) Mr. P. Mould Rev. R. M. Banham Mr. M. Tunstall Mr. D. Burden Mr. J. Tankard
Charity number	207042
Registered office	19 The Almshouses St Mary's Close Watford Hertfordshire WD18 0EQ
Independent examiner	Gary Howard FCA Howard Wilson Chartered Accountants 36 Crown Rise Watford Hertfordshire WD25 0NE
Bankers	National Westminster Bank plc 72/74 High Street Watford Hertfordshire WD17 2GZ
Investment advisors	M&G Investment Management Ltd 10 Fenchurch Avenue London EC3M 5AG

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

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BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report and financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The charity's objects are to provide almshouses for poor women or married couples of good character who are resident at time of appointment in the areas comprising the ancient parishes of Watford, Chenies and Langley Marsh or the area which, on 18 December 1918, comprised the parishes of Watford Urban, Oxhey and Watford Rural.

Public benefit statement

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Review of 2025

This report looks back on a year of consolidation and stability in the Charity's scheduled development – both social and structural – in line with our duty to preserve the unique heritage of the site and the well-being of our Residents.

Our agreed themes of Heritage, Home and Hospitality have driven distinct areas of work and enabled Trustees to take forward individual areas of responsibility and interest.

Each Trustee has an agreed area of responsibility, and this has enabled the Board to be dynamic and collaborative. This exercise has been largely successful, although in practice the task of day-to-day relations with Residents has fallen substantially to the Wardens, who have been exemplary in creating social activities to engage Residents and build a sense of community. Trustees lead on the following roles and responsibilities:

Trustees lead on the following Roles and Responsibilities as below

Lead, support, promote and innovate	Felicity Evans
Policy, procedure, safeguarding, minutes	Nigel Ineson
Finance and accounts	Tanyaradzwa Mischa
Maintenance, Trade Management, Repairs	Mike Tunstall
Social and relations with Residents	Marilyn Devonish/Hulya Kozan
Communications (Website and Newsletters)	Peter Mould/Hulya Kozan
Fund Raising	Peter Mould
Community Liaison	Rev Richard Banham
Minutes secretary	Nigel Ineson

It is clear that the Maintenance Trustee, Mike Tunstall, has continued to bear the greatest workload, as the demands of preserving the Heritage of the site are many and unrelenting.

Reverend Canon Richard Banham was licensed as Vicar of St Mary's on 28 July 2025, filling the vacancy on the Trustee Board left by the Reverend Tony Rindl's departure in 2024, and joined the Trustee Board from the September meeting.

It is with sadness that the Trustees record the death during the year of the Resident of Flat 16, and thank them for their contribution to the Almshouse community. The Resident of Flat 17, who had been in hospital and residential care for an extended period, was confirmed by their family as unable to return to independent living, and their tenancy came to an end during the summer. A further vacancy arose at Cottage 3 following the departure of its Resident. All appropriate action has been taken to support the families and friends of these former Residents.

Following these three vacancies, the Trustees were delighted, after a comprehensive interview and reference process, to welcome three new Residents to Cottage 3 and Flats 16 and 17 between August and October 2025. The Almshouses are now fully occupied, and for the first time in some years the Charity holds a waiting list of interested applicants – a positive development the Trustees attribute in part to wider, more outward-looking engagement with the Watford, Langley and Chenies community over the year.

The Trustees were also saddened by the death on 8 March 2025 of Norman Tyrwhitt, a former Trustee who gave twenty years of service to the Charity. In tribute, the Trustees named the newly completed drying room the Norman Tyrwhitt Suite, and planted a rose in his memory, which his widow Mavis helped to plant when she joined Trustees for tea in September 2025.

The two Wardens, Adeline and Michael, have continued to work closely as a team and have had a great deal to do this year, managing both the completion of the garden refurbishment and three changes of occupancy, as well as building a notably expanded programme of social events for Residents. This workload has increased further following the relocation of the Bursar, Carson Murphy, to North Yorkshire, with more day-to-day on-site coordination now falling to the Wardens. Trustees agreed a revised, more equitable basis for Wardens' pay during the year, recognising the duties each now carries.

The Garden Party, held on 21 June 2025, was a particular highlight of the year. It celebrated the substantial completion of the garden refurbishment, the unveiling of two Blue Plaques (part funded by Watford Borough Council) and the installation of the bespoke sculptural bird bath. Around 70 guests attended, including the Mayor of Watford, the Deputy Lord-Lieutenant, the High Sheriff of Hertfordshire and the Leader of Hertfordshire County Council, and the event was subsequently reported in both the Almshouse Association Gazette and the Watford Observer.

The main areas of activity for note in this Annual Report are:

Contracts (led by Nigel Ineson and Marilyn Devonish)

- The impact on the Charity budget of the rise in employer National Insurance contributions from April 2025 was substantially mitigated by the increase in the Employment Allowance to £10,500, keeping the Charity's wage bill below the liability threshold.
- Supervision for the Wardens to be introduced on a regular basis from April 2025.
- Wardens' pay restructured during the year onto a notional daily duty rate, recognising the increased responsibilities both now carry.

Policies and Guidelines (led by Nigel Ineson and Felicity Evans)

- New Financial Probity policy, Conflict of Interest policy and Residents Requesting Change of Accommodation policy approved and added to the suite of policies.
- Continued rolling review of existing policies in line with the agreed schedule.
- A Risk Register was developed and agreed, and adopted as A standing item at every Trustee meeting
- The Charity's suite of approved policies was published on the website.
- A Register of Trustees' Interests is in progress, to maintain transparency about Trustees' other roles.

Maintenance (led by Mike Tunstall)

- Quinquennial Survey carried out in October 2025 by Heritage Surveys Ltd. The survey found the Bedford Cottages and the Cordery Building in generally satisfactory condition for their age, with a programme of short, medium and long-term remedial works identified; the most urgent items (loose glazing, mould and a trip hazard) were dealt with immediately.
- A full laser measurement survey and heritage significance statement were commissioned to support future planning and listed building consent applications, scheduled for completion in January 2026.
- Unit by unit review and upgrade of bathrooms and kitchens, including refurbishment of three vacated properties – Cottage 3, Flat 16 and Flat 17 – including new showers, redecoration and, in the case of Flat 17, remedial work following the flood reported in January 2025.
- The shed renovation was completed and The Drying Room (The Norman Tyrwhitt Suite) brought into use for Residents.
- Mould and damp issues identified and resolved in Flats 11 and 12.
- Legionella risk screening continued through the year; a positive test result at Flat 18 was identified and addressed, and the monitoring contract with Tritec Environmental Services was renewed for a further year.
- Additional CCTV cameras installed covering The shed and car park.
- Main site drains cleaned and surveyed.

Garden Renovation (led by Nigel Ineson and Felicity Evans)

- The multi-phase garden refurbishment, begun in 2024, progressed substantially: Phase 1 (general tidy-up) and the greater part of Phase 2 (lavender borders, rose beds and pergola planting) were completed in time for the Garden Party, with Phase 3 (the back garden) partly completed and further work planned for 2026.
- Sunnyside Rural Trust commissioned on a one-year garden maintenance contract.
- The bespoke sculptural bird bath was installed
- Both Blue Plaques were fitted and formally unveiled at The Garden Party.
- A small Christmas tree was planted in a pot in the garden, for permanent planting in Spring 2026.

Relationship building to support residents well-being (led by Felicity Evans)

- Annual Trustee welfare visits to Residents, in pairs, were substantially completed during the year, and have helped promote ideas for a 'Listening Project', to be co-produced with Watford Girls' School, recording the memories and stories of Residents who wish to take part.
- Wardens Adeline and Michael introduced a notably expanded Resident Social Event Calendar including a barbecue/picnic, a boat trip, a seaside trip, film nights, coffee mornings and a trip to Watford Palace Theatre arranged by the Chair, supported by new Trustee funding of £250 for the remainder of 2025 and £500 per annum thereafter.
- A Resident's 102nd birthday was celebrated with a party attended by Trustees, Residents and family, and reported in both the Almshouse Association newsletter and the Watford Observer.
- The Digital Inclusion Project continued in partnership with W3RT, securing refurbished tablets for interested Residents.

Training (led by Nigel Ineson)

- The Warden and Deputy Warden First Aid certifications (St John Ambulance) have been maintained; renewal is next due for Adeline in October 2026 and for Michael in March 2027.
- Trustees are encouraged to attend training provided by the Almshouse Association; the Chair and Vice Chair are booked to attend a one-day course, 'The Almshouse Way', in February 2026, alongside a webinar on Insurance Risk.

Publicity and awareness (led by Peter Mould and Hulya Kozan with Nigel Ineson and Felicity Evans)

- Website kept updated with all new policy guidance and news.
- Membership of the Watford Chamber of Commerce maintained for the year, to be reviewed again for ongoing benefit.
- Monthly Residents' Newsletter continued, distributed to Residents, local businesses and the Watford Heritage Officer.
- The Garden Party was reported in both the Almshouse Association Gazette and the Watford Observer.

Social activity (led by Felicity Evans and Peter Mould)

- Regular monthly coffee mornings continued, with guest speakers on a quarterly basis, also used to consult Residents on decisions affecting them.
- An expanded Resident events programme (barbecue, boat trip, seaside trip, film nights and a theatre trip) was introduced by the Wardens.
- The Christmas Lunch was held on 12 December 2025 at St Mary's Church Hall, catered by Dallings, following consultation with Residents on format; the majority of Residents attended.
- The Garden Party, held on 21 June 2025, is described above.

Dame Mary Morison Apprenticeship Trust (led by Felicity Evans and Tanya Machisa)

- Three awards of £50 each were presented to young people nominated by Hertfordshire Virtual School at the Garden Party.

Financial review

The Charity generated income £98,200 (2024: £95,541) as detailed in the Statement of Financial Activities. This money will be kept and used for the benefit of the Residents and maintenance of the estate.

The Charity spent £136,344 (2024: £162,950) on running and maintaining The Almshouses and other associated support costs.

Expenditure on Repairs and Maintenance rose sharply to £58,488 (2024: £29,747), principally reflecting the refurbishment of the three vacated properties referred to above, remedial work following the flood at Flat 17 in January 2025, mould remediation at Flats 11 and 12, and the cost of the Quinquennial Survey (£3,540). By contrast, capital expenditure fell substantially to £18,924 (2024: £82,168), as the major projects of 2024 – window replacement, site-wide Wi-Fi and the office refurbishment – were already complete; 2025's capital spend related to completion of the garden refurbishment (£17,636) and the Blue Plaque project (£1,288).

At 31 December 2025 the Charity held total reserves of £3,191,463 (2024: £3,111,106), of which £3,170,866 (2024: £3,053,692) was held in fixed assets and investments (the freehold property and the M&G Charity investment funds). The Charity's investments grew significantly over the year, with the M&G Extraordinary Repair Fund rising to £658,740 (2024: £565,920) and the M&G Investment Account rising to £250,799 (2024: £225,118).

Free reserves, represented by the NatWest current account, stood at £21,481 at the year end (2024: £56,617), the reduction reflecting the elevated level of repairs and refurbishment expenditure funded from reserves during the year. The Charity's COIF Deposit Account was closed during the year.

The valuation of the Charity's freehold property has been held unchanged from the valuation of £2,260,000 established by local chartered surveyors and valuers (Stimpsons) on 19 August 2024, pending the next formal revaluation.

We did not transfer any funds from the General Account to the M&G Charity Multi Asset Funds during 2025.

Reserves policy

The Trustees' aim is to maintain free reserves which cover three to six months' routine running expenditure. Free reserves at the year end represent approximately two months of routine running costs, below the Trustees' target range, reflecting the exceptional level of refurbishment expenditure incurred during the year on changes of occupancy, the January flood and necessary remedial works. The Trustees are monitoring this position closely and will review the reserves policy and the pace of planned works as part of the 2026 budget process.

Plans for the future

- Implement the programme of works identified by the 2025 Quinquennial Survey, prioritised over the next one to three years.
- Complete the laser survey and heritage significance assessment (January 2026) to support planning and listed building consent applications, including the Cottage window upgrades and the Flat 1 bathroom reconfiguration.
- Transfer the Charity's banking to Virgin Money's Charities Choice Account in early 2026, to avoid new NatWest business account charges, resolve bank signatory and online payment authorisation arrangements, and issue debit cards to appropriate Trustees.
- Agree the 2026 budget at a Trustee budget meeting planned for early 2026.
- Progress succession planning for the Chair, Vice Chair and Maintenance Trustee roles, and identify the skills needed for future Trustee appointments.
- Continue development of the back garden (Phase 3) and consider options for shade, including a collapsible gazebo and a pergola blind.
- Develop a secure, shared digital space for confidential Trustee and Resident documents.
- Progress the Listening Project with Watford Girls' School to capture Residents' histories, which may lead to a publication.
- Hold a further community engagement event in Spring 2026, and consider a further Garden Party in summer 2026, building on the success of 2025.
- Complete removal of the cold-water storage tanks in the Cordery building roof space, further reducing the legionella risk (planned for 2026/27).
- Offer Cyber Risk training to Wardens, the Bursar and Trustees.
- Recruit and induct a successor Trustee, using the Charity's newly developed Trustee recruitment policy and induction programme, following Mr Frost's intended resignation (see Structure, governance and management, below).
- Hold a Trustees' away day to review a self-assessment of the Charity's work and to develop the Forward Plan for 2026–2029, alongside individual one-to-one meetings between the Chair and each Trustee.
- Consider the composition and skills mix of the Trustee Board, including discussions already underway with the Charity Commission, to ensure the Board has the range of skills needed to deliver the Charity's Heritage, Home and Hospitality themes.

Risk management

The Trustees have assessed the major risks to which the Charity is exposed, including through a Risk Register introduced during the year and reviewed as a standing item at every Trustee meeting, and are satisfied that systems are in place to mitigate exposure to the major risks identified. Particular attention has been given during the year to strengthening bank account signatory and payment authorisation arrangements, which the Trustees identified as an urgent governance risk, and to the Charity's free reserves position, discussed above.

The Trustees have also responded to an ongoing welfare matter concerning a Resident during the year, working closely with her family and keeping a record of related incidents in line with the Charity's safeguarding policy. For reasons of confidentiality, no further detail is given in this public report.

Structure, governance and management
The charity is constituted under a Trust Deed dated 7 October 1960 as amended by a Charity Commission Scheme dated 14 April 1970.

The maximum number of trustees who can serve is 9 made up as follows:

The vicar of St Mary's Parish Church
3 trustees nominated by the Borough of Watford
1 trustee nominated by the Parish Council
4 co-optative trustees being persons residing or working in or near the Borough of Watford.

New co-optative trustees are appointed by existing trustees.

The Trustees who served during the year and up to the date of signature of the financial statements were:

Mrs. F. Evans (Chair)	
Dr. N. Ineson (Deputy Chair)	
Mr. T. Machisa (Treasurer)	
Mr. R. B. Frost	(Resigned 31 March 2026)
Mr. P. Mould	
Rev. R. M. Banham	(Appointed 20 July 2025)
Cllr. M. Devonish	(Resigned 26 August 2026)
Mr. M. Tunstall	
Ms. H. Kozan	(Resigned 13 July 2026)
Mr. D. Burden	(Appointed 23 September 2026)
Mr. J Tankard	(Appointed 23 September 2026)

The Trustees report was approved by the Board of Trustees.



Mrs. F. Evans MBE
Chair of Trustees
Dated: 14 October 2026

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

I report to the Trustees on my examination of the financial statements of Bedford, Morison and Cordery Almshouse Charity (the charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1 accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011.

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Gary Howard FCA
Howard Wilson Chartered Accountants
36 Crown Rise
Watford
Hertfordshire
WD25 0NE
28 October 2026

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	**3**	1,223	-	1,223	1,023	636	1,659
Charitable activities	**4**	86,671	-	86,671	82,409	-	82,409
Investments	**5**	10,306	-	10,306	11,473	-	11,473
Total income		98,200	-	98,200	94,905	636	95,541
Expenditure on:							
Charitable activities	**6**	135,708	636	136,344	162,950	-	162,950
Total expenditure		135,708	636	136,344	162,950	-	162,950
Net gains on investments	**10**	118,501	-	118,501	49,315	-	49,315
Net income/(expenditure)		80,993	(636)	80,357	(18,730)	636	(18,094)
Other recognised gains and losses:							
Revaluation of tangible fixed assets		-	-	-	(596,229)	-	(596,229)
Net movement in funds	**7**	80,993	(636)	80,357	(614,959)	636	(614,323)
Reconciliation of funds:							
Fund balances at 1 January 2025		3,110,470	636	3,111,106	3,725,429	-	3,725,429
Fund balances at 31 December 2025		3,191,463	-	3,191,463	3,110,470	636	3,111,106

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**12**		2,261,327		2,262,654
Investments	**13**		909,539		791,038
			3,170,866		3,053,692
Current assets					
Debtors	**14**	212		2,258	
Cash at bank and in hand		21,482		56,618	
		21,694		58,876	
Creditors: amounts falling due within one year	**15**	(1,097)		(1,462)	
Net current assets			20,597		57,414
Total assets less current liabilities			3,191,463		3,111,106
The funds of the charity					
Restricted income funds	**16**		-		636
Unrestricted funds	**18**		3,191,463		3,110,470
			3,191,463		3,111,106

The financial statements were approved by the Trustees on 14 October 2026

Mrs F Evans
Trustees

Mr T Machisa
Trustees

1 Accounting policies

Charity information

Bedford, Morison and Cordery Almshouse Charity is a charitable trust.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

1.5 Expenditure

Expenditure is recognised when a constructive or actual liability exists. In respect of awards made, this is when the trustees have approved the award and communicated their decision to the recipient.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

1 Accounting policies **(Continued)**

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	nil
Fixtures and fittings	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The land and buildings represent the Essex Almhouses held for the functional use by the charity and are stated at their insured value which the Trustees consider to be equivalent to the depreciated replacement cost.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

1 Accounting policies **(Continued)**

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	1,223	-	1,223	1,023	-	1,023
Grants - Watford Borough Council	-	-	-	-	636	636
	1,223	-	1,223	1,023	636	1,659

4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Charitable activities		
Contribution from residents	86,671	82,409

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Investment income	10,306	9,821
Interest receivable	-	1,652
	10,306	11,473

6 Expenditure on charitable activities

	2025	2024
	£	£
Direct costs		
Staff costs	21,933	15,618
Depreciation and impairment	1,328	1,328
Light and heat	11,361	11,540
Water services	2,410	907
Council tax	1,934	1,731
Insurance	2,043	1,929
Repairs and maintenance (see analysis below)	77,412	111,917
Residents event costs	2,889	977
Computer costs	828	4,221
Telephone, TV and internet	2,186	1,717
Sundry expenses	4,481	4,406
Legal and professional costs	1,790	1,703
Subscriptions	936	72
Health and safely costs	3,823	3,954
Governance costs	990	930
	136,344	162,950
Analysis by fund		
Unrestricted funds	135,708	162,950
Restricted funds	636	-
	136,344	162,950

Analysis of Repairs and Maintenance

	2025	2024
	£	£
Electrical repairs	503	2,371
Plumbing and heating	3,857	8,570
Water testing	3,086	1,787
Pest control	696	1,776
Properties refurbishment	25,621	17,103
Window cleaning	720	750
Pipe insulation	-	9,520
Quinquennial Survey	3,540	-
Window replacement	-	42,220
Gardening & garden refurbishment	26,545	20,634
Fire and safety costs	736	-
Sundry items	12,108	7,186
	77,412	111,917

7 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	990	930
Depreciation of owned tangible fixed assets	1,328	1,328

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. Five trustees received a total of £13,896 (2024: 5 trustees £4,659) for reimbursed repairs and maintenance, computer, office, travel costs and sundry expenses in the year.

9 Employees

Number of employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Charitable activities	3	3

Employment costs	2025	2024
	£	£
Wages and salaries	21,933	15,618

There were no employees whose annual remuneration was £60,000 or more.

10 Gains and losses on investments

	Unrestricted funds 2025	Unrestricted funds 2024
Gains/(losses) arising on:	£	£
Revaluation of investments	118,501	49,315

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

12 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Total
	£	£	£
Cost or valuation			
At 1 January 2025	2,260,000	5,310	2,265,310
At 31 December 2025	2,260,000	5,310	2,265,310
Depreciation and impairment			
At 1 January 2025	-	2,655	2,655
Depreciation charged in the year	-	1,328	1,328
At 31 December 2025	-	3,983	3,983
Carrying amount			
At 31 December 2025	2,260,000	1,327	2,261,327
At 31 December 2024	2,260,000	2,654	2,262,654

The carrying value of land included in land and buildings comprises:

	2025	2024
	£	£
Freehold	2,260,000	2,260,000

The land and buildings represent the Essex Almshouses held for functional use by the charity. The land and buildings were professionally valued by Stimpsons, Chartered Surveyors in 2024 and are stated at their current market value subject to the current lease terms

13 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2025	791,038
Valuation changes	118,501
At 31 December 2025	909,539
Carrying amount	
At 31 December 2025	909,539
At 31 December 2024	791,038

	2025 £	2024 £
Investments at fair value comprise:		
M&G Charity Multi Asset Funds - 4,674 Accumulation Shares	658,740	565,920
M&G Charity Multi Asset Funds - 242,506 Income Shares	250,799	225,118
	909,539	791,038

Fixed asset investments revalued

The historic cost of listed investments included above is £220,000 (2024: £220,000).

14 Debtors

Amounts falling due within one year:	2025 £	2024 £
Other debtors	212	2,258

15 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	137	532
Accruals and deferred income	960	930
	1,097	1,462

16 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	At 31 December 2025
	£	£	£	£
Watford Borough Council grant	636	-	(636)	-

Previous year:	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
Watford Borough Council grant	-	636	-	636

The grant from Watford Borough Council was to fund a blue plaque for the building.

17 Analysis of net assets between funds

	Unrestricted funds 2025	Restricted funds 2025	Total 2025
	£	£	£
At 31 December 2025:			
Tangible assets	2,261,327	-	2,261,327
Investments	909,539	-	909,539
Current assets/(liabilities)	20,597	-	20,597
	3,191,463	-	3,191,463

	Unrestricted funds 2024	Restricted funds 2024	Total 2024
	£	£	£
At 31 December 2024:			
Tangible assets	2,262,654	-	2,262,654
Investments	791,038	-	791,038
Current assets/(liabilities)	56,778	636	57,414
	3,110,470	636	3,111,106

18 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	Gains and losses	At 31 December 2025
	£	£	£	£	£
Fixed Asset Fund	2,260,000	-	-	-	2,260,000
Emergency Repair Fund	101,201	-	-	-	101,201
Common Maintenance Fund	118,799	-	-	-	118,799
Investments - Revaluation Reserve	571,038	-	-	118,501	689,539
General funds	59,432	98,200	(135,708)	-	21,924
	3,110,470	98,200	(135,708)	118,501	3,191,463

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
Fixed Asset Fund	2,856,229	-	-	(596,229)	2,260,000
Emergency Repair Fund	101,201	-	-	-	101,201
Common Maintenance Fund	118,799	-	-	-	118,799
Investments - Revaluation Reserve	521,723	-	-	49,315	571,038
General funds	127,477	94,905	(162,950)	-	59,432
	3,725,429	94,905	(162,950)	(546,914)	3,110,470

The Fixed Asset Fund represents funds tied up in the charity's tangible fixed assets. These assets are shown at insurance value as no historic cost figure is available. The majority of the fund represents revaluation gains on the properties.

The Emergency Repairs Fund is funds set aside in investments to cover the future costs of emergency repairs. The market value of the emergency repair fund investments is £658,740 of which the original cost of £101,201 is shown above and the revaluation surplus of £557,539 is shown in revaluation reserves.£250,799 of which the original cost of £118,799 is shown above and the revaluation surplus of £132,000 is shown in revaluation reserves.

Investments - Revaluation Reserve represents the unrealised gain between the market value of the charity's investments at the year end and their original cost.

19 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).